

# Residential Parking

<b>Current Residential Parking Requirement:</b>	<b>1.1 to 1.5 spaces per unit</b>
<b>Estimated Demand for Parking:</b>	<b>.9 spaces per unit</b>
<b><u>Proposed Parking Requirement:</u></b>	<b><u>1 spaces per unit</u></b> (up to three bedrooms)
0.25 space for each additional bedroom	

## Minimum Parking Requirement is Too High

- New information from the 2000 Census shows 0.9 “vehicles per household” in the University District, meaning that the current minimum parking requirement exceeds anticipated demand by .2 to .6 spaces.
- The cost of building one parking space can be from \$5,000 to \$30,000 depending on land costs and type of construction. A parking space can account for 12 percent of per unit costs in an urban infill project.

## Factors to Consider when Establishing Parking Requirements

- **Availability of Transportation Alternatives.** University District Northwest has excellent bus service, a wide variety of neighborhood-serving goods and services, several institutions, including Seattle Central Community College, and will likely be served by Light Rail.
- **On-Street Parking Supply.** The on-street parking supply in the University District Northwest is used by commuting students and employees, current residents, and businesses. Much of the on-street supply is managed with meters and Residential Parking Zones (RPZs). New construction is required to provide parking to serve its own uses and cannot be required to solve an existing parking shortage. The cost of building one parking space can be from \$5,000 to \$30,000 depending on land costs and type of construction. A parking space can account for 12 percent of per unit costs in an urban infill project.



## University District



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# Revitalization Strategy

“A long-term, multi-faceted effort to attract residents, consumers, businesses and investments to the area”

## Creating New Energy

**Housing Incentive Proposal** -- encouraging mixed-income, mixed-use housing development by creating incentives and removing unnecessary regulatory barriers to residential development

**Pro-Parks Acquisition** -- providing additional parks and open space opportunities for the community

**Improved Business District** -- partnering with the business community on improving the pedestrian environment through public artwork and refurbished storefronts

**NE Campus Parkway Project** -- creating a new community gathering and art installation space

## Building on a Foundation

**The Ave Project** -- \$8 million in street and sidewalk improvements, a neighborhood plan priority

**The University District Market Study** -- providing a better understanding of the challenges and opportunities facing the business district and how to stimulate additional development and retail activity

**Lifting the Lease Lid** -- allowing the University to lease additional space in the U-District bringing more faculty, staff, and students to the Ave

**University Heights Center Business Plan** -- strengthening the business organization for managing this key community center

**Public Safety Enhancement** -- adding more “round-the-clock” police presence on the Ave in partnership with the District’s five largest employers

**Giving Meters** -- helping to raise awareness and funds for homeless youth in the University District community



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# Residential Amenities

## Private Open Space Requirements in C & NC Zones

### Amenities Desired by Residents

- Private Decks and Balconies
- Roof Decks and Roof Gardens
- Exercise Facilities
- Media Rooms
- Greenhouses
- Solaria

### Research

The City has researched the amenity requirements of other North American Cities, including Chicago, Denver, Portland, San Diego, San Francisco, Vancouver, B.C., Bellevue, Tacoma, and many others. Interestingly, Tacoma, Portland and Vancouver require no open space or amenity space in their commercial-equivalent zoning.

The City has also conducted a tenant survey regarding open space. While the response so far has been great, the survey is still ongoing. You can take the survey and view up-to-date results at: <http://www.seattle.gov/dpd/news/20040324a.asp>. For more information, contact Roque Deherrera at 206.615.0743 or [roque.deherrera@seattle.gov](mailto:roque.deherrera@seattle.gov).

### Current Requirement

20 percent of a structure's gross floor area in residential use

Residential buildings in commercial zones are required to provide "open space" in an amount equal to 20 percent of a structure's gross floor area in residential use. This requirement is greater in commercial zones than in any other zone in the City, including downtown and multifamily zones.

### Proposed Requirement

5 percent of a structure's gross floor area in residential use, allowing half of that requirement to be provided indoors

The proposal is to require "common recreation areas" in an amount equal to 5 percent of a structure's gross floor area in residential use, allowing half of that requirement to be provided indoors. The proposal would make amenity requirements in commercial zones identical to those in Seattle's Downtown and Seattle Cascade Mixed zones. This strategy ensures that residents will continue to have necessary amenities, while acknowledging that current requirements are unnecessarily higher than in every other zone in the City.



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# Achieving Good Design

*Many factors positively influence building design.*



## Setbacks for Development in Commercial Zones

New buildings are required to set back upper floors when abutting a residential zoned lot.



## Building Code Requirements

The building code requires that bedrooms have windows. This, combined with the typical layouts of residential buildings (hallways with units on each side), leads to the inclusion of courtyards and other modulations in new residential buildings.



## The Design Review Program

Design Review provides an additional way to address the bulk and scale of new buildings.

University Community Design Guidelines were adopted in October 2000. The Design Review board uses those guidelines to help new development to better respond to the distinctive character of the surrounding neighborhood.



### Design Guidelines Address:

- Scale
- Bulk
- Height
- Materials
- Site Planning
- Pedestrians
- Environment



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# Housing Goals

## University Community Urban Center Plan

*"The University Community will offer a wide range of qualified housing options to meet the needs of its diverse and growing population while retaining a sense of neighborhood and community"* -- Vision Statement

- Goal C-1: Provide housing for a mix of demographic and income groups
- Goal C-2: Encourage a stable residential population
- Goal C-3: Enhance neighborhood design quality and compatibility

## University Neighborhood Design Guidelines:

*"Because the University Community has and will continue to have an intense mix of uses, the spatial integration of neighboring structures is particularly important."*

-- Architectural Context

## City Council Resolution 30607:

A resolution directing the Executive to develop a proposal including targeted housing strategies that can be used in the University District Northwest Urban Center Village boundary to increase the development of market rate housing.

*"The intent of this proposal is to provide targeted strategies that will assist and encourage developers and property owners to create new housing within the area"*

## The University District Market Analysis:

*"The growth of the University District depends heavily on the area's ability to absorb more long-term residents; however, development constraints and the difficulty of consolidating contiguous parcels, limits the ability of private investors to develop new, "for sale" property in the current investment environment."* – Page Nine

*"We feel it's paramount that the City encourages additional development of both apartment, as well as for sale, housing within the University District. Housing increases the attractiveness of an area to retailers. Moreover, a more vital retail climate can lead to reduced vacancies in the University District."* – Page Sixty



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# Height for Housing/Affordability

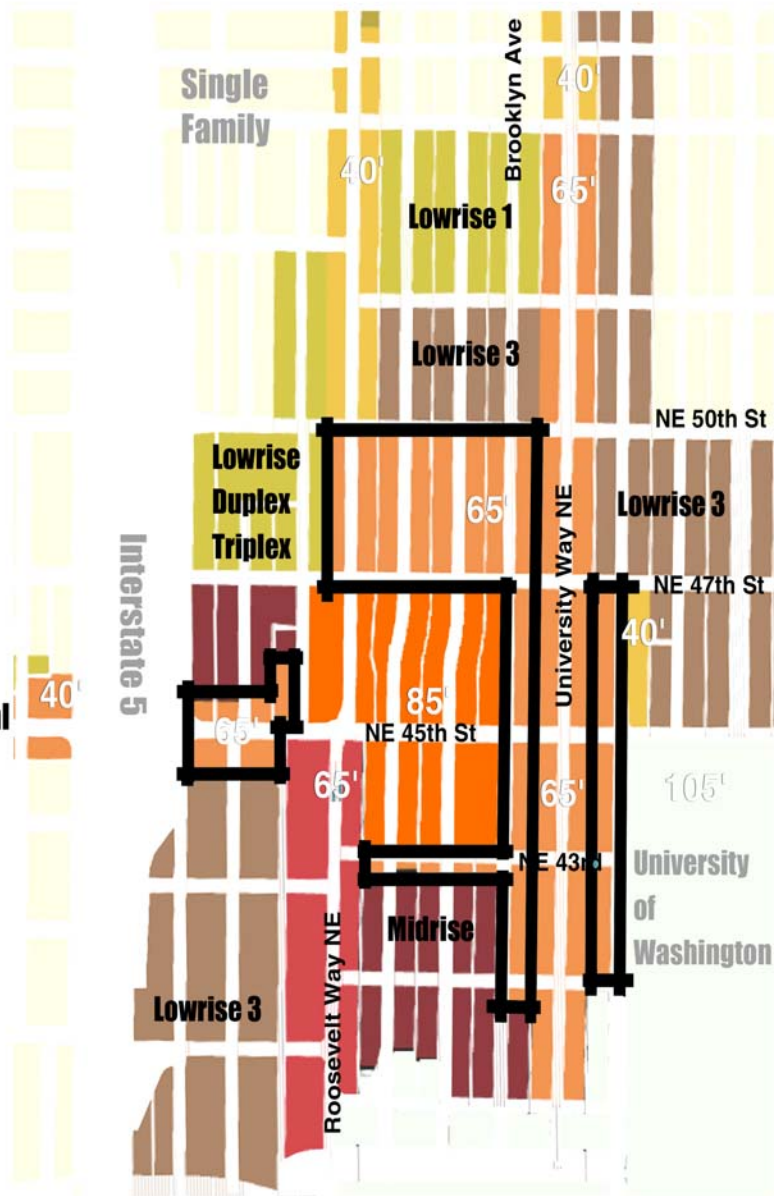
 **Neighborhood Commercial 2**

 **Neighborhood Commercial 3**  
(65' Height Limit)

 **Neighborhood Commercial 3**  
(85' Height Limit)

 **Current Zone Height**

 **Proposed 20' of Additional Height for Housing/Affordability**



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# Height for Housing/Affordability

## Housing Incentives

### Height Bonus for affordable Housing

**Proposal would permit 20 additional feet of height in commercial zones with a 65 foot height limit. Program would help stimulate development of additional housing and provide affordability. Current draft proposal would enable 20 additional feet in projects that offer at least: 4 percent of the units affordable to households earning 60 percent of median income or 6 percent of the units affordable to households earning 65 percent of median income or 8 percent of the units affordable to households earning 70 percent of median income.**

**20 foot height increase is estimated to result in 35 to 40 percent more units in a project (e.g. a 75 unit building in a 65-foot zone might be a 105 unit building in an 85 foot zone).**

**For the affordability incentives proposal, a portion of the housing units would be affordable for households with income generally between \$30,000 and \$45,000 per year.**



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# Height for Housing/Affordability

## Housing Incentives

### Multifamily Property Tax Exemption Program

Provides 10-year property tax exemption for all new housing units --- rental and owner-occupied (not on land or commercial portion of projects);

City legislation created the program in Seattle in 1998; Four year sunset clause -- program ended in Dec. 2002; City Council recently re-adopted the program;

The City has identified 17 target neighborhoods where the program is available, including the University District;

Program would help achieve housing goals/strategies identified in the University District Neighborhood Plan:

- **“Provide a mix of owner and rental unit types”**
- **“Increase densities only when balancing the housing unit type mix”**
- **“Enhance the jobs/housing balance -- housing for local workers”**



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